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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT – PROPOSAL FOR REALIGNMENT PART OF 60'-0" WIDE PROPOSED MASTER PLAN ROAD IN SY.NO.86/P, 92/3P TO THE EXISTING 60'-0" WIDE ROAD IN SY.NO.92/2 OF YENDADA (V), VISAKHAPATNAM RURAL (M), VISAKHAPATNAM DISTRICT REPRESENTED BY THE DEVELOPER M/S. HAYAGREEVA FARMS & DEVELOPERS – DRAFT VARIATION – NOTIFICATION – ISSUED- REG.

[Memo.No.3572405/M1/2020, Municipal Administration & Urban Development (M) Department, 04th June, 2021]

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, dated:30.06.2006, is proposed in exercise of the powers conferred by Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Metropolitan Region Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The proposed realignment part of 60' wide proposed master plan road in Sy.No.86/p, 92/3p (X-X') to the existing 60' wide road in Sy.No.92/2 (Y-Y') of Yendada (V), Visakhapatnam Rural (M), Visakhapatnam District to a length of 395 Mts. and width 18.29 Mts (60') admeasuring an area of 7,224.55 Sq. Mts. (Ac 1.785 Cts). The boundaries of the above are given in the schedule below which was earmarked as the proposed 60' wide Road (X-X') in the Sanctioned Visakhapatnam Metropolitan Region Master Plan vide G.O.Ms.No.345 MA, dated 30-06-2006 is now proposed and aligned as (Y-Y') and converted as residential use, since there was a less feasibility for implementation of the proposed 60'-0" road and there is an existing 60'-0" wide road available very near to the proposed 60'-0" Master Plan road on ground along eastern and northern side of the proposed site, which was shown in Visakhapatnam Metropolitan Region (VMR) Master Plan, 2021 and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority (VMRDA), Visakhapatnam, subject to following conditions:

1. The land shall be used for the purpose which is allotted for.
2. the applicant shall pay the development / conversion charges as per prevailing rules to the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC, Visakhapatnam, before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing 60' wide B.T. road.

East : Land belongs to M/s. Hayagreeva Farms & Developers in Sy.No.92/3p of Yendada (V) and Sy.No.86/p of Yendada (V).

South : Existing 60' wide B.T. road.

West : Land belongs to M/s. Hayagreeva Farms & Developers in Sy.No.92/3p of Yendada (V) and Sy.No.86/p of Yendada (V).

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT